

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p><b>Julie J. Villalobos</b> <b>Oaktree Law</b> <b>10900 183rd Street</b> <b>Suite 270</b> <b>Cerritos, CA 90703</b> <b>(562)741-3938 Fax: (888)408-2210</b> California State Bar Number: <b>263382</b> <b>julie@oaktreelaw.com</b></p> <p><input type="checkbox"/> Debtor appearing without attorney <input checked="" type="checkbox"/> Attorney for: <input type="checkbox"/> Chapter 13 trustee</p>	<p>FOR COURT USE ONLY</p> <div data-bbox="1047 262 1432 535" style="border: 1px solid black; padding: 5px; text-align: center;"><p><b>FILED &amp; ENTERED</b></p><p><b>FEB 17 2021</b></p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY <b>ortiz</b> DEPUTY CLERK</p></div>
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</b></p>	
<p>In re</p> <p>FREDDA THOMAS,</p> <p>Debtor.</p>	<p>CASE NO. 9:17-bk-10169-DS</p> <p>CHAPTER 13</p>
	<p><b>ORDER ON:</b></p> <p><input type="checkbox"/> DEBTOR'S MOTION TO MODIFY PLAN OR SUSPEND PLAN PAYMENTS</p> <p><input type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO REFINANCE REAL PROPERTY</p> <p><input checked="" type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO SELL REAL PROPERTY</p> <p><input type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO ENTER INTO LOAN MODIFICATION</p> <p><input type="checkbox"/> OTHER:</p> <p><input checked="" type="checkbox"/> No hearing held</p> <p><input type="checkbox"/> Hearing held</p>

Based on Debtor's motion filed on (date) 1/27/2021 as docket entry number 55 and the recommendation of the chapter 13 trustee, it is ordered that Debtor's motion is:

- ☐ Granted      ☐ Denied
- ☒ Granted on the terms set forth in the chapter 13 trustee's comments on or objection to Debtor's motion:

**Provided the percentage to the unsecured creditors is increased to 100%. The trustee can take statutory fees on claims paid through escrow. The trustee will demand \$14,000.**

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☒ Granted on the following conditions:

**The creditor consents to the debtor's proposed sale of the subject property, provided, the creditor is paid in full pursuant to a payoff quote provided by the creditor; or, the creditor otherwise agrees in writing.**

☐ Set for hearing on *(date)* \_\_\_\_\_ at *(time)* \_\_\_\_\_.

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Date: February 17, 2021

  
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Deborah J. Saltzman  
United States Bankruptcy Judge